

VILLAGE OF COTTAGE GROVE
PLAN COMMISSION
Wednesday, February 12, 2020

MINUTES

1. Call to order

The Plan Commission meeting for February 12, 2020 was called to order by Village President John Williams at 6:32 p.m.

2. Determination of quorum and that the agenda was properly posted.

It was noted that a quorum was present and that the agenda was properly posted. Roll Call was taken. Commission members present were: John Williams, Don Brinkmeier, Kyle Broom, Alex Jushchyshyn, Jennifer Pickel, Melissa Ratcliff, Fred Schulze. Staff members present were Village Planner Erin Ruth, Village Administrator Matt Giese, Village Clerk Lisa Kalata and Village Attorney Larry Konopacki.

3. Pledge of Allegiance

4. PUBLIC APPEARANCES – *Public's opportunity to speak about any subject that is not a specific agenda item.*
None

5. Discuss and consider the minutes from the Plan Commission meeting of January 8, 2020. Motion by Jushchyshyn to approve the minutes from the January 8, 2020 Plan Commission meeting, seconded by Ratcliff. **Motion** carried with a voice vote of 5-0-2 with Pickel and Brinkmeier abstaining.

6. Discuss and Consider A Request from Farris Auto to Amend an Existing Conditional Use Permit for Their Facility At 212 W. Cottage Grove Road to Permit Construction of An Additional Paved Area Bounded by A Privacy Fence and To Review Conditions of The Existing Permit (Tabled at January 8, 2020 meeting). **Motion** by Pickel to take item six off the table, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-1-0 with Broom voting No. Ruth explained the changes that were made to the phased planning, with the fence and paving in the back lot to be the first phase, the additional sales building would be the second phase and the repaving of the front lot and stripping would be the third phase. Jushchyshyn questioned for clarification on the car count the fence material and what the amendment would be to the Conditional Use Permit. Gerard Farris showed three potential fencing options that they are looking at, all would be privacy fencing and would be six feet tall. They indicated that the fencing and paving in the back-lot area would be done as soon as weather permits this area would hold 34 parking spaces. Broom questioned how many parking spaces would be on Ollie Street, which Jon Farris indicated they do not park cars in the area as they allow the Chiropractic Office staff to park in that area. The following people registered to speak.

Laura Riedl-563 N Main St- in favor

Donald Minter-139 Glenn Dr- in favor

Dale Disch-112 Glenn Dr- in favor

Mary Kessenich-112 Glenn Dr- in favor they do a lot of help in the community

Zach Pulvermacker-2925 Lane St- in favor, they are a good business.

Susie Jones-442 Connie St- not in favor and does not feel the fence will help and this is not what you want to see on a main thoroughfare.

Kathleen Lampmann-4294 Ridge Rd- in favor they are more than fair and go beyond in the care. They are a good business to have in the Village.

Motion by Pickel to approve the request from Farris Auto to amend the Conditional Use permit for their facility at 212 W. Cottage Grove Rd to permit construction of an additional paved area bounded by a privacy fence and to review conditions of the existing permit with conditions in the staff report along with adding the condition of no parking vehicles from Farris Auto on the area next to Ollie Street, seconded by Jushchyshyn. **Motion** carried with a voice vote of 6-1-0 with Broom voting No.

7. PUBLIC HEARING: Opportunity for Public to Provide Input Regarding A Request from Alejandro Ramirez For Approval of a Conditional Use Permit for an 'Indoor Commercial Entertainment' Land Use (Don Maguey Mexican Restaurant) Serving Alcohol located in the existing multi-tenant building at 1609 Landmark Drive.

Williams opened the public hearing at 6:57 pm. Ruth explained the conditional use permit was needed because they will be serving alcohol. The parking issues have come up and Ruth did get a call from Soul Song a business

in the building asking if signage could be put up to indicated that there is parking in the back of the building. Staff is recommending approval with conditions in the staff report. There was no public that wished to speak at the public hearing, Williams closed the public hearing at 7:00 pm.

8. Discuss and Consider A Request from Alejandro Ramirez For Approval of a Conditional Use Permit for an 'Indoor Commercial Entertainment' Land Use (Don Maguey Mexican Restaurant) Serving Alcohol located in the existing multi-tenant building at 1609 Landmark Drive.

Motion by Pickel to approve a Conditional Use Permit for an 'Indoor Commercial Entertainment' Land use for Don Maguey Mexican Restaurant serving alcohol located in the existing multi-tenant building at 1609 Landmark Drive with conditions in the staff report, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

9. Discuss and Consider A Request from Nancy Hacker for Approval of a Zero Lot Line Certified Survey Map to split an existing duplex parcel at 706 St. James Street into two separate parcels.

Ruth explained the owner is requesting to zero lot line so they can sell one half of the duplex. Ruth indicated there is a playhouse that is on the property currently that would be out of compliance once the lots are split, however the owner Nancy Hacker indicated that the new owner has children and would be moving the playhouse onto that lot. **Motion** by Pickel to approve the zero-lot line Certified Survey Map to split an existing duplex parcel at 706 St. James Street into two separate parcels, seconded by Schulze. **Motion** carried with a voice vote of 7-0-0.

10. Presentation by Troy Hoekstra of a Concept Plan for a Proposed Atwell Suites Hotel to be located on Highway TT Immediately West of the DOT Park and Ride. For Feedback Only – No Formal Action Will Be Taken.

Troy Hoekstra was present to give a brief overview of the proposed Atwell Suites Hotel project they are looking to do with the Huston Family. This would be a 96 room Atwell Suites which is an upper scale hotel. The goal is to penetrate the upscale market and would be a nice addition to the community. The project is projected to cost up to 14 million dollars and will generate 2.4 million dollars in revenue annually and would employ 20 new jobs. They would be doing a Planned Unit Development as they do not know at this time what their neighbors will be, but likely that a restaurant or retail would come in after the hotel is built. They are looking at starting in late May or June and would be 14 months to build and open in August 2021. Williams asked how many they have developed in the area, which Troy Hoekstra indicated that they have not developed in this area, however they have in Platteville and Whitewater and the Platteville hotel won an award with IHG and would encourage them to call Platteville community and ask about the project. Broom asked about the studies they did and if they would be willing to share that data, Troy Hoekstra indicated that he would as long as confidentially was signed. Broom then asked if the area could support 170 rooms as there is another hotel that has been proposed in the Village as well. Troy Hoekstra indicated that the Village could support that many rooms because the two hotels would be drawing different users. Broom then asked if they would be requesting TIF incentives, which Troy Hoekstra indicated that they would be.

11. Presentation by Tim Olson of a Request to Amend the Village of Cottage Grove Comprehensive Plan to change Parcels 0711-174-8500-3 and 0711-174-9002-4 Totaling 72 acres from 'Future Development Area' to 'Planned Neighborhood.' For Feedback Only – No Formal Action Will Be Taken.

Tim Olson was present to explain the changes they would like to do to develop a planned neighborhood that would continue to Coffeytown Road. This would allow for road connection through the development and not have homes that would have driveways that would back onto Vilas Road. Ruth indicated that they are looking to partner with a developer so they could get Coffeytown Road added to get the project going. Brinkmeier indicated that this makes sense and would be a road connection that would be doable with the Town. The Commission agreed it was a good solution and they should keep working on it.

12. Future Agenda Items

Hotels, ordinance changes

13. Adjournment

Motion by Pickel to adjourn at 7:45pm, seconded by Ratcliff. **Motion** carried with a voice vote of 7-0-0.

Lisa Kalata, Clerk
Village of Cottage Grove
Approved:

These minutes represent the general subject matter discussed in this meeting but do not reflect a verbatim documentation of the subjects and conversations that took place.